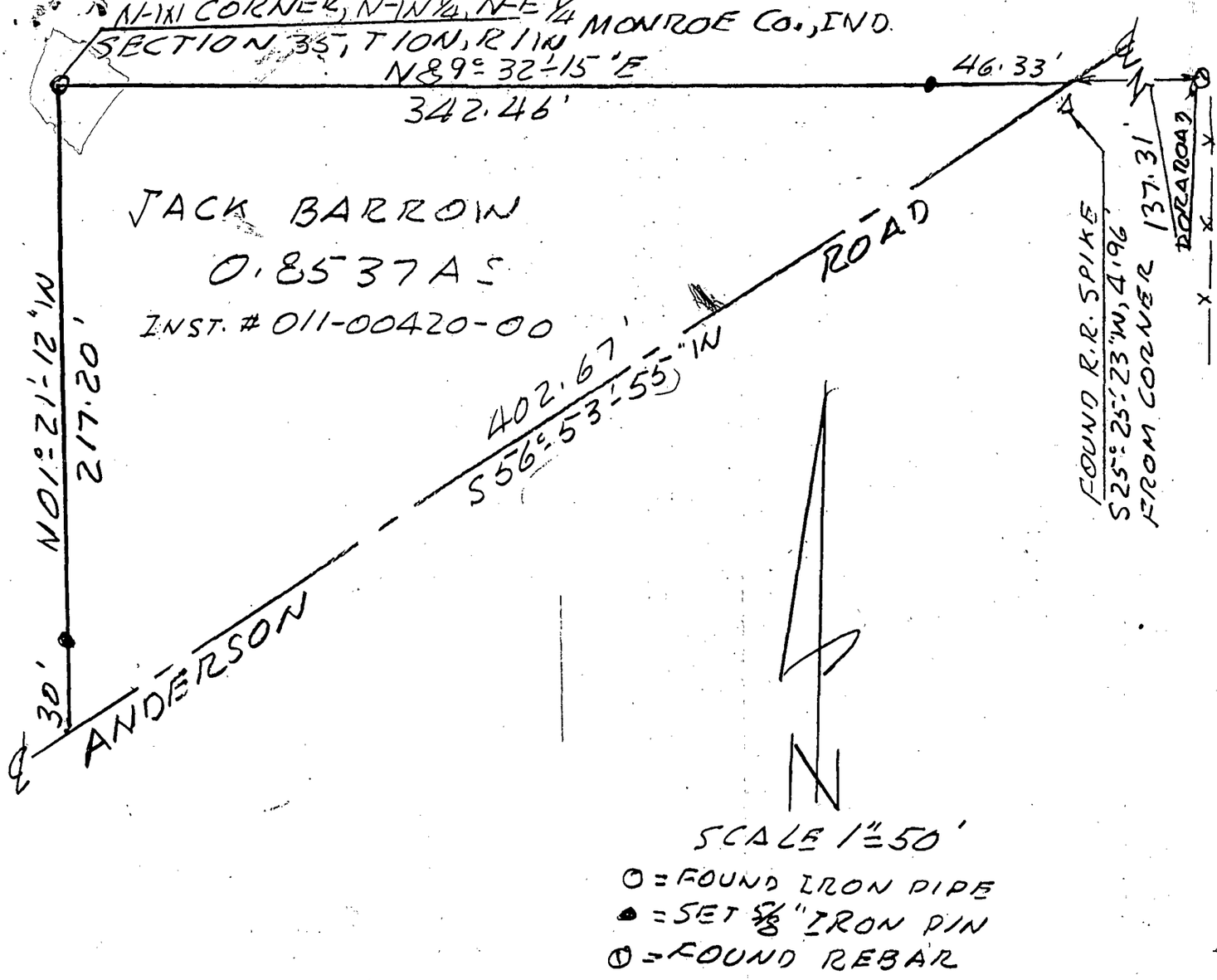
T10N-R01W-26_0000_MCS



Legal Description: Jack Barrow

A part of the Northwest quarter of the Northeast quarter of Section 35, Township 10 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a found iron pipe marking the Northwest corner of said Northwest quarter of the Northeast quarter; thence from said point of beginning and with the North line of said Northwest quarter of the Northeast quarter and running North 89 degrees 32 minutes 15 seconds East for 342.46 feet and to the centerline of Anderson Road, passing a set 5/8 inch iron pin at 296.13 feet; said last referred to point in the centerline of Anderson Road being referenced by a found railroad spike South 25 degrees 25 minutes 23 seconds West, 4.96 feet; thence with the centerline of Anderson Road and running South 56 degrees 53 minutes 55 seconds West for 402.67 feet and to the West line of said Northwest quarter of the Northeast quarter; thence leaving the centerline of Anderson Road and running North 01 degrees 21 minutes 12 seconds West for 217.20 feet and to the point of beginning, passing a set 5/8 inch iron at 30 feet. Containing 0.8537 acre, more or less.

Subject to, all legal easements and rights of ways of record.

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

I, Lee Utt, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above Plat and the following description correctly represents a survey completed by me on this 22 day of August, 2002; that all monuments thereon exist; and that their location and type are, to the best of my knowledge accurately shown.

LEE UTT REGISTERED NO. S-0089 STATE OF INDIANA LAND SURVEYOR

Lee Utt, R. L. S. # S0089, Indiana
1604 South Henderson Street
Bloomington, Indiana 47401

LEE UTT
Registered Land Surveyor # S0089, Indiana
Phone (812) 332-6366
1604 S. Henderson St.
Bloomington, Indiana 47401

Jim Fielder
Monroe County Recorder IN
IN 2002031461 SURVEY
12/27/2002 12:11:54 2 PGS
Filing Fee: $11.00

SURVEYOR'S REPORT

JACK BARROW
Section 35, Township 10 North, Range 1 West, Monroe County, Indiana.
August 22, 2002

1.

In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observation and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

a) Variances in the reference monuments;
b) Discrepancies in record descriptions and plats;
c) Inconsistencies in lines of occupation;
d) Random error in measurements (theoretical uncertainty).

The theoretical uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey are within the specifications for a Class C survey (0.50 ft.), as defined in 1AC864.

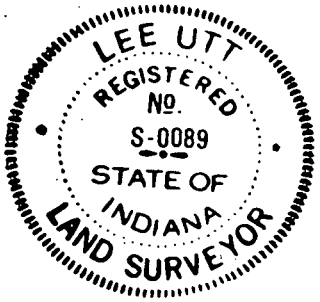
The subject tract is described in a document provided by the client.

An iron pipe was found at the Northwest corner of the subject tract, this being the Northwest corner of the Northwest quarter of the Northeast quarter. A railroad spike was found at the centerline intersection of Anderson Road and Dora Road. Monumentation found to the East, supported my rejection of this spike as being on the North line of the Northwest quarter of the Northeast quarter .

Bearings were rotated to accommodate the record bearing from the Northwest corner of the Northwest quarter of the Northeast quarter to a found rebar in Dora Road as bearing North 89 degrees 32 minutes 15 seconds East.

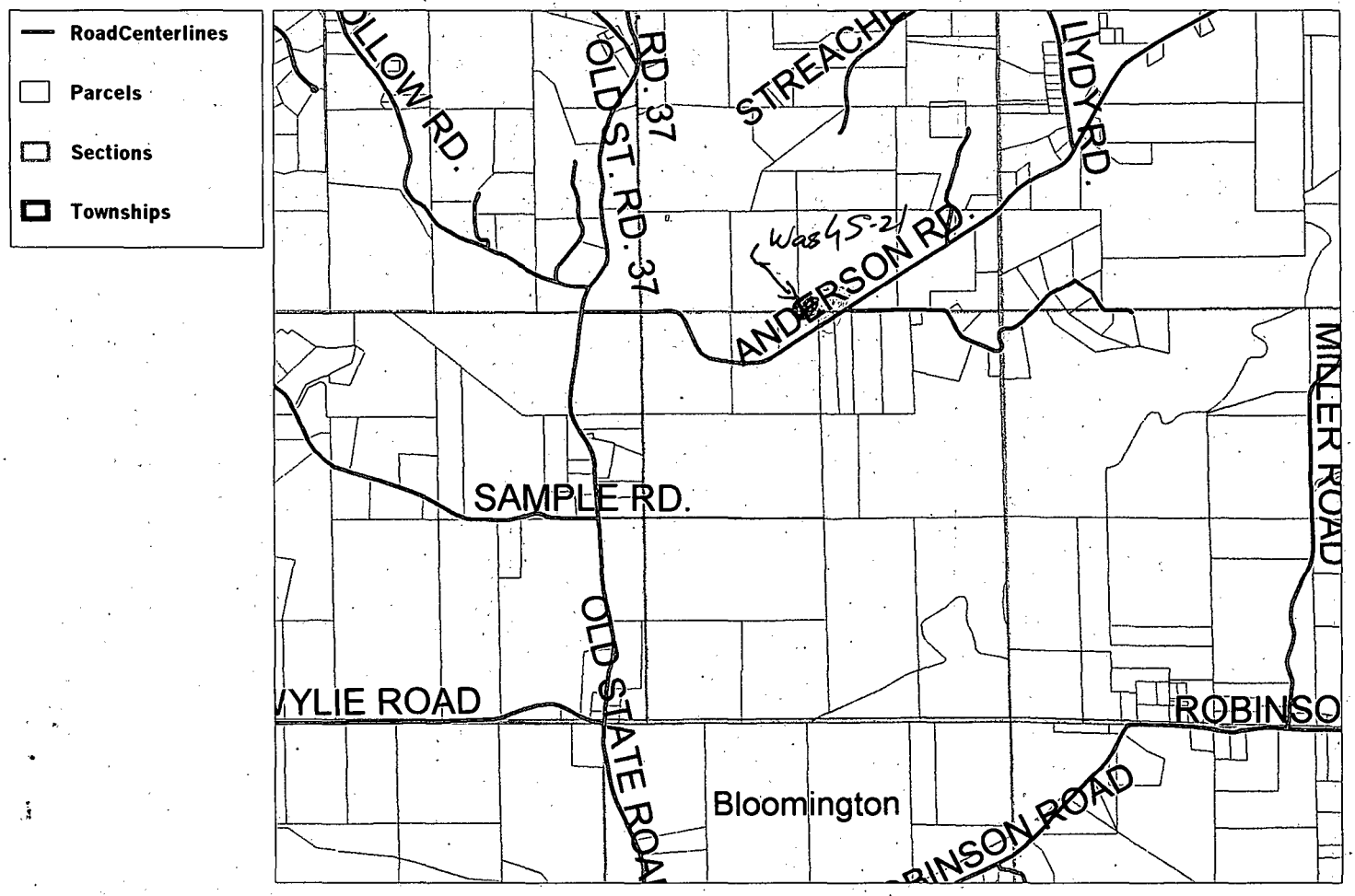
Monuments were either found or set as shown on the plat of survey.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners are compatible with the standard of accuracy as stated above.



Lee Utt, R. L. S. # S0089, Indiana
1604 South Henderson St.
Bloomington, Indiana 47401

Map1



http://in53.b-l-n.com/map/monroe.mwf

Monday, September 08, 2003 10:52 AM

SCALE: 1"=200'
IRON PIPE= O

56.38 Ac TOTAL

N-W CORNER of S-E ¼ of N-W ¼
SEC. 26, T10N, R1W
MONROE COUNTY, IND.

N88°-39'-04"E
2305.00'

N-E CORNER of S-W ¼ of N-E ¼
SEC. 26, T10N, R1W
MONROE COUNTY. IND.

566.28'

185.75'
S01°-34'-02"E

℄ of COUNTY ROAD

168.76'
S 57°-02'-20"W

89.02'
S 48°-07'-05"W

136.10'
S 35°-42'-27"W

96.75'
S40°-55'-47"W

127.62'
S48°-40'-37"W

209.49'
S 54°-59'-17"W

123.72'
S 45°-19'-47"W

91.81'
S 27°-41'-22"W

133.25'
S 17°-31'-27"W

96.87'
S 07°-17'-27"W

105.55'
S 01°-18'-33"E

105.13'
S 05°-10'-23"E

℄ of COUNTY ROAD

N35°-44'-52"E
357.42'

N49°-13'-07"E
378.74'

℄ of GULLY

N51°-49'-32"E
286.50'

N50°-16'-24"E
224.94'

N87°-20'-46"E
746.85'

28.61'

63.20'

N57°-38'-17"E
427.97'

243.12'

184.65'

10.00 Ac

N 42°-14'-49"W
556.08'

800.00'

1558.90'
S87°-00'-27"W

N 01°-30'-06"E
1350.02'

℄ OLD HWY 37 NORTH

℄ of EXISTING EASEMENT

S-W CORNER of S-E ¼ of N-W ¼
SEC. 26, T10N, R1W
MONROE COUNTY, IND.

FREDLAND

CHILDERS

SCALE: 1"=200'
IRON PIPE = O

56.38 Ac TOTAL

N-W CORNER of S-E ¼ of N-W ¼
SEC. 26, T10N, R1W
MONROE COUNTY, IND.

N-E CORNER of S-W ¼ of N-E ¼
SEC. 26, T10N, R1W
MONROE COUNTY. IND.

N88°-39'-04"E
2305.00'

566.28'

185.75'
S01°-34'-02"E

℄ of COUNTY ROAD

168.26'
S 57°-02'-20"W

89.02'
S 48°-07'-05"W

136.10'
S 35°-42'-27"W

96.75'
S 40°-55'-47"W

127.62'
S 48°-40'-37"W

209.49'
S 54°-59'-17"W

123.72'
S 45°-19'-47"W

91.81'
S 27°-41'-22"W

133.25'
S 17°-31'-27"W

90.87'
S 07°-17'-27"W

107.55'
S 01°-18'-33"E

105.13'
S 05°-10'-23"E

℄ of COUNTY ROAD

N 01°-30'-06"E
1350.02'

N 49°-13'-07"E
378.74'

N35°-44'-52"E
357.42'

℄ of GULLY

N51°-49'-32"E
286.50'

N 50°-16'-24"E
224.94'

N87°-20'-46"E
746.85'

28.61'

63.20'

19'

N 57°-38'-17"E
429.79'

184.65'

243.12'

TRACT #1
10.00 Ac

N42°-14'-40"E
356.08'

800.00'

1558.90'
S87°-00'-27"W

12.97'

℄ OF EXISTING EASEMENT

℄ OLD HWY 37 NORTH

S-W CORNER of S-E ¼ of N-W ¼
SEC. 26, T10N, R1W
MONROE COUNTY, IND.

LEE UTT, R.L.S. # S0089, INDIANA
1604 SOUTH HENDERSON ST.
BLOOMINGTON. INDIANA 47401
NOVEMBER 23, 1981

LEE UTT REGISTERED No. S-0089 STATE OF INDIANA LAND SURVEYOR

Sec 26 - T10N - R1W

BLAKE MINOR SUBDIVISION PRELIMINARY PLAT

Gilliland, James E. & Gilliland, Doris
D.R. 238, PG. 169
13.00 Ac
Zone: AG/RR

Kennedy, Don A. & Kennedy, Mary Lou
D.R. 298, PG. 387
5.43 Ac
Zone: AG/RR

Kennedy, Mary Lou
D.R. 438, PG. 499
13.12 Ac
Zone: AG/RR

N 89°54'09" W
561.90'
S 88°31'47" E
10'
Found 5/8" Iron Pin
S 89° 54' 09" E 0.22'
1155.90'
594.00'
N 25°07'48" W
10.27'

P.O.B.
N-W CORNER OF THE S-E 1/4 OF THE S-E 1/4 OF SECTION 26, T10N, R1W, MONROE COUNTY, INDIANA

N-E CORNER OF THE S-E 1/4 OF THE S-E 1/4 OF SECTION 26, T10N, R1W, MONROE COUNTY, INDIANA

RECEIVED
MAY 03 2006
MONROE COUNTY PLANNING

S 00°13'49" E
216.15'
650' 645' 640' 635' 630' 625' 620' 615' 610'

LOT #1
2.79 AC

BARN
SMALL POND
EXISTING
EXISTING (10') GRAVEL DRIVE
N 11°00'11" E 330.94'
216.15'
428.25'

Baugh, David K.
D.R. 477, Pg. 362
3.00 Ac
Zone: AG/RR

S 89°54'09" E
219.21'
560.66'
341.45'

Gilliland, James E. & Gilliland, Doris
D.R. INSTR. #: 200301353
29.89 Ac
Zone: AG/RR

S 00°13'48" E
782.21'
566.06'

LOT #2
2.50 AC

FENCE LINE
HOUSE
212.11'
N 00°05'51" E
93.95'
N 01°51'54" W
Centerline of Existing 16' Ingress-Egress Easement D.R. 357, Pgs.. 390 - 391
77.15'
41.46'
(35' R/W LINE)
ANDERSON ROAD (MAJOR COLLECTOR) (70' R/W)
ASPHALT PAVEMENT (18.5' IN WIDTH)

LOT #3
2.50 AC

427.37'
401.57'
660.30'
35'
41.31'
TREE LINE
258.73'
N 57°41'02" E
41.31'

Cooper, Larry H. & Cooper, Theresa M.
D.R. 253, Pgs. 322 - 324
17.57 Ac
Zone: AG/RR

Cooper, Larry H. & Cooper, Theresa M.
D.R. 253, Pgs. 322 - 324
4.95 Ac
Zone: AG/RR

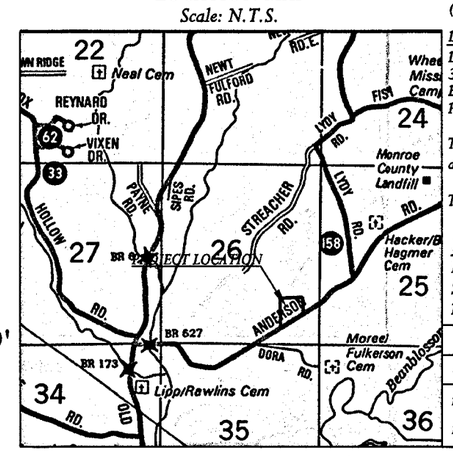
LEGEND

These standard symbols will be found in the drawing.

- = Set 5/8" Iron Pin (30" in length)
- = Found Iron Pipe
- = Found Iron Pin
- = Trees
- = Existing Fence Line
- = Tree Line

0' 50' 100' 150'
Scale: 1"= 50'

LOCATION MAP
Scale: N.T.S.



PARENT TRACT PLAT #: 38

SOURCE OF TITLE: D. R. Inst. # 1999014803

OWNER OF RECORD:
David A. Rose
5098 Fowler Road
Bloomington, IN 47403
(812) 824-9580

DEVELOPER / SUBDIVIDER:
Dan Blake & Mary Blake (Contract Purchaser)
3811 E. Anderson Road
Bloomington, IN 47408
Phone # (812) 339-7680

The zoning of the subject property and all adjoiners is Agricultural / Rural Reserve.

The proposed use of all lots is single family residence.

SETBACK TABLE

Front Yard Setback: 35'
Side Yard Setback: 15'
Rear Yard Setback: 35'

Drawn By: JDR	Date: 04/06/2006
Approved By: LU	Date: 04/08/2006
Project I.D.: BLAKEDPP.dwg	Sheet: 1 of 1

DEDICATION OF PUBLIC RIGHTS-OF-WAYS:

Owner/Developer:

David Rose, owner of the real estate shown and described herein, do hereby certify, ~~lay off and plat lots numbered one through three~~ to be known as BLAKE MINOR SUBDIVISION Rights-of-ways not heretofore dedicated are hereby dedicated to Monroe County, Indiana.

In accordance with this plat and certification, this plat shall be known as BLAKE MINOR SUBDIVISION.

There are building setbacks on this plat upon which no structures may be erected or maintained.

Witness our hands and seals this_____day of _____, 20____.

_____
David A. Rose
5098 Fowler Road
Bloomington, IN 47403
(812) 824-9580

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned Notary Public, in an for said County and State, personally appeared David Rose, Dan Blake and Mary Blake, husband and wife, and each separately and severely acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this_____day of _____, 20____.

Notary Public: _____

County of Residence: _____ (Seal)

My Commission Expires: _____

These parcels were created through the Minor Subdivision procedure and approved by the Monroe County Plan Commision on :

_____
Date:

STORM & SURFACE DRAINAGE:

There will be no disturbance to the natural drainage.

This is to certify that the subject property does not appear to be located in a special flood hazard area, according to FHBM, Panel # 180444 0002 A.

SURVEYOR'S CERTIFICATE:

I, Lee Utt, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat accurately represents a survey completed by me and that all monuments shown thereon actually exist; and that their location, size and type are, to the best of my knowledge, accurately shown.

4/19/06
Date:

(Seal)

Lee Utt, R. L. S. #S0089, Indiana
1604 South Henderson Street
Bloomington, Indiana 47401
Phone #: (812) 332-6366

COMMISSION CERTIFICATE:

Under the authority of Chapter 174, Act of 1947, as amended by the General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, this parcel was created through the the Minor Subdivision procedure and approved by the Monroe County Plan Commission at a meeting held on the_____day of _____, 20____.

Monroe County Plan Commission:

President: _____

Secretary: _____

(Seal)

Inspected and approved by: _____

Legal Description:

Dan & Mary Blake

A part of the Southeast quarter of the Southeast quarter of Section 26, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a found 3/4" iron pipe marking the Northwest corner of said Southeast quarter of the Southeast quarter, thence from said point of beginning and running with the West line of said Southeast quarter of the Southeast quarter, South 00 degrees 13 minutes 49 seconds East for 782.21 feet, and to the centerline of Anderson Road, passing a set 5/8" iron pin at 740.90 feet; thence running with the centerline of said road North 57 degrees 41 minutes 02 seconds East for 660.30 feet; thence leaving the centerline of said road and running North 00 degrees 05 minutes 51 seconds East for 428.25 feet and to a point on the North line of said Southeast quarter of the Southeast quarter which is North 89 degrees 54 minutes 09 seconds West from a found 5/8" iron pin, passing a set 5/8" iron pin at 41.46 feet; thence running with the North line of said Southeast quarter of the Southeast quarter, North 89 degrees 54 minutes 09 seconds West for 561.90 feet, and to the point of beginning, containing 7.79 acres, more or less.

Subject to a 35' Right of Way for Anderson Road.

Subject to a 16' Ingress-Egress easement which is recorded at the Office of the Recorder of Monroe County, Indiana in Deed Book 357, Pages 390 – 391.

December 2nd A.D. 1863.

ran the following lot of land for Stephen Wilson in Section No 23 T 10 R. 1. W. Beginning at the South East corner of said Section 23. witness Trees - at the South East cor on place of beginning White oak 18 inches diameter N 6° E 31½ links dist White Oak 18 in diam S 24° W 33½ links dist then west with the Section line 70 poles 21 links to a stake witness Tree White oak 15 inches diam due East 31½ links distant then North 81. poles & 4½ links to a stake then East 70 poles & 9. links to a stake then South 81 poles 4½ links to the beginning.

Hiram D Baston & Charles Corr chain bearers Sworn

James W Spencer
Monroe County Surveyor

D M Gilchrist		D M Gilchrist	
Willie Robeson	E & W	Jackson	Christian Cross
		26	
Willie Robeson			Henry Stowers
	So Payne	J. Payne	
John Payne			Adeline Gilson

January 13th A.D. 1864.

ran the following lot of land for D M Gilchrist Wm Robeson E & W Jackson Christian Cross Henry Stowers Adeline Gilson & John Payne in Section No 26 Township No 10 North of range No one west

length of the line from the Eastern ¼ Mile post to the western ¼ mile post 282. poles & 20 links length of the line from the S W Cor to the N W Cor 320 poles 48 links

Corner made 70 poles 17½ links East of the western ¼ mile post on at the South west corner of the South East ¼ of the North West quarter of said Section 26. witness Trees Hogwood 8 inches diameter. S 46½ E 16 links dist Maple 18 inches diameter N 35 W 20 links dist

length of the line from the north ¼ mile post to the north west corner 146 poles & 8 links

length of the line from the line from the South west corner of the East half of the north West quarter of said Section No 26 162. poles and 13. links

corner made at the North west corner of the South East ¼ of the North W quarter of Section No 26 T 10 R 1 west witness Elm White oak 6 inches diameter N 65° E 141 links dist

Corner made 70 poles west of the Section ¼ Mile post of said Section witness Elm Beech 6 inches diameter N 87° W 28½ links dist

Corner made at the North East Corner of the South west ¼ of the North East quarter of Section No 26 T 10 R 1 East

Benjamin Kelly Edward C Corbaugh & James Robeson chain bearers and Joseph Payne marker Sworn by me this January 13th A D 1864.

James W Spencer
Monroe County Surveyor.

Notice — L. M. Ketchner A H Stivers Friedric Yearnd Jodeph Payne Wilie H Robeson Sarah Thomas & John W Payne will take notice that I will together with the county Surveyor of Monroe County and State of Indiana proceed on the 13th day of January A D. 1864. to establish the lines and perpetuate all the corners to My lands. In Section No 26 Township No 10. North of range No 1. west it being the S W. ¼. of the N E ¼ and S E ¼. of the N W ¼. of Said Section and range aforesaid. and will continue from day to day until all Shall be completed. Said Survey to begin between the hours. of 10 and 4. O.clock of Said day and to meet on Said day at the house of Wilie H. Robeson

December 12th 1863.

Enoch W Jackson

I hereby certify that the foregoing notice is a correct copy. as published in the Monroe County democrat a paper publishe in Monroe County Indiana. Given under My hand and Seal of office this 13th day of January 1864

James W Spencer
monroe County Surveyor